

PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY

3091 County Center Drive, DeWitt Center, Auburn CA 95603

Telephone: (530) 745-3000/Fax: (530) 745-3003

Web Page: <http://www.placer.ca.gov>

Date: _____

Plus # _____

Environmental Health Services Pre-Development Meeting Checklist

Based on review of information presented at the Pre-Development Meeting, the following items will be required to be submitted with the project's Environmental Questionnaire (EQ).

Representative: _____ **Phone:** _____ **E-Mail:** _____

Project: _____ **APN:** _____

Property Zoning: _____ **Project Applicant:** _____

Required	N/A	#	Item
<input type="checkbox"/>	<input type="checkbox"/>	1.	Site Plan showing details of surface water features, water supply elements/utilities, wastewater treatment and disposal elements/utilities, noise attenuation structures, and easements. Indicate any existing wells, septic systems, underground tanks, and note on the site plan if they will be retained or destroyed. (A Tentative Map may be used if it contains these features.)
<input type="checkbox"/>	<input type="checkbox"/>	2.	Project Usage Statement
<input type="checkbox"/>	<input type="checkbox"/>	3.	Community or General Plan Consistency
<input type="checkbox"/>	<input type="checkbox"/>	4.	Preliminary Onsite Sewage Disposal Site Evaluation <input type="checkbox"/> Slope Analysis Plan (slopes over 30%)
<input type="checkbox"/>	<input type="checkbox"/>	5.	Authorization Notice /Expansion Permit to connect to the existing on-site sewage disposal system
<input type="checkbox"/>	<input type="checkbox"/>	6.	Sewer District Service Availability Letter required prior to completion of the project's environmental determination
<input type="checkbox"/>	<input type="checkbox"/>	7.	Preliminary Water Well Testing and/or Hydro-Geological Study Quality: _____ Quantity: _____
<input type="checkbox"/>	<input type="checkbox"/>	8.	Groundwater Contamination Report
<input type="checkbox"/>	<input type="checkbox"/>	9.	Groundwater Use Justification - If public domestic water system available, or when groundwater use not allowed by the General or Community Plans.
<input type="checkbox"/>	<input type="checkbox"/>	10.	Public Water System Service Availability Letter (including annexation to NID service area, if applicable) required prior to completion of the project's environmental determination
<input type="checkbox"/>	<input type="checkbox"/>	11.	Surface Water Resource Impacts/Mitigations Discussion Project is in an important watershed or will involve the use of hazardous materials or have stormwater containing significant amounts of oils, fertilizers, or other contaminants.
<input type="checkbox"/>	<input type="checkbox"/>	12.	Surface Water Impoundments Management Plan
<input type="checkbox"/>	<input type="checkbox"/>	13.	Mosquito/Vector Control Review (contact the district at www.placermosquito.org)
<input type="checkbox"/>	<input type="checkbox"/>	14.	Solid Waste Service Availability Letter required prior to completion of the

		project's environmental determination <input type="checkbox"/> Discuss bear resistant solid waste containers and/or plan
<input type="checkbox"/>	<input type="checkbox"/>	15. Noise <input type="checkbox"/> General noise discussion <input type="checkbox"/> Noise study (2 copies) <input type="checkbox"/> Discuss construction noise controls
<input type="checkbox"/>	<input type="checkbox"/>	16. Past Uses Environmental Assessment <input type="checkbox"/> General Discussion of all past uses of the property <input type="checkbox"/> Phase 1 Environmental Site Assessment (2 copies) <input type="checkbox"/> Limited Phase 2 Soils Investigation Note: after review of any of the above by EHS further assessment up to a PEA may be required <input type="checkbox"/> Preliminary Endangerment Assessment (PEA) or equivalent issued by CADTSC
<input type="checkbox"/>	<input type="checkbox"/>	17. Hazardous Materials Storage and Use Discussion <input type="checkbox"/> Preliminary California Accidental Release Prevention (CalARP) Plan/Discussion
<input type="checkbox"/>	<input type="checkbox"/>	18. Public Health Permits Discussion (food facility, public pool, water system)
<input type="checkbox"/>	<input type="checkbox"/>	19. Pending County Ordinances
<input type="checkbox"/>	<input type="checkbox"/>	20. Miscellaneous:

Environmental Health Services Program Staff Contacts:

Onsite Sewage Disposal & Wells _____

Consumer Protection _____

Hazardous Materials _____

Notes:

The County of Placer reserves the right to request additional information at any time during the entitlement approval process if it is determined that such information is necessary. Nothing in this document shall serve as a waiver of this right.

**PLACER COUNTY
HEALTH AND HUMAN SERVICES
ENVIRONMENTAL HEALTH**

Supplemental information to be included with the Environmental Questionnaire (EQ) submittal

The following information is required to determine the potential environmental impacts of the proposed project and to identify appropriate mitigation measures. However, additional information may be requested if the provided information leads to further questions, and/or if the County is unable to complete the initial study checklist due to an incomplete EQ.

2. Project Usage Statement

Submit a usage statement to include, at a minimum:

- Details on the number of employees, vehicles, the extent of public use, days and hours of operation, quantity and quality of wastewater generated, and any other information relating to wastewater flow or domestic water demands.
- Usage information relating to noise operational mitigation measures

4. Preliminary Onsite Sewage Disposal Site Evaluation

- Contact Environmental Health Services, pay required fees, and obtain an approved Site Evaluation Report for onsite sewage disposal system(s).
- For projects with significant areas of 30% or greater slopes, a Slope Analysis Plan for use in evaluating onsite sewage disposal areas is required. (Minimum usable sewage disposal for parcel creation cannot be on slopes greater than 30%).
 - Road cuts, grading, or new structure construction must not conflict with the approved sewage disposal area and replacement area and maintain required setback distances specified in Placer Code, Section 4.45 (Table 1).
 - See <http://www.placer.ca.gov/hhs/hhs-sub/enviro/sewage-program.htm> and <http://www.placer.ca.gov/permits/septic2.htm> for onsite sewage disposal information.

5. Authorization Notice or Expansion Permit

Contact Environmental Health Services, pay required fees, and obtain either:

- An authorization notice to connect project structure(s) to the existing on-site sewage disposal system, or
- An Expansion Permit to modify the existing septic system, as approved, to serve the project.
 - If, after review by Environmental Health Services, it is determined that an authorization notice or expansion permit cannot be issued due to site/system conditions, then the applicant shall obtain an approved onsite sewage disposal system Site Evaluation.

6. Sewer District Service Availability Letter

- Provide written communication on the requirements for, and availability of, sewer service to the project. (This is usually not a will-serve letter, which is the sewer documentation required at project final stages.) This is required prior to completion of the project's environmental determination.

7. Preliminary Water Well Testing and/or Hydro-Geological Study

- To determine water quality a report prepared by a State Certified laboratory of one or more of these tests may be indicated:
 - Bacteriology: Total coliform, fecal coliform and chlorine residual
 - Inorganic chemicals: Nitrate, fluoride, and other primary constituents
 - Organic chemicals
 - General physical quality of the water
 - General mineral quality of the water
- Based on the proposed project, the existing well(s) or proposed well(s) may need to meet the requirements of Title 22 CCR for public water systems. This would include quantity, quality, construction, and other requirements.
- To determine water quantity a DWR or a minimum 4-hour yield report for an existing or new well(s) serving the project may be indicated. (Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report.)
- A hydro-geological study may be indicated in areas of known or suspected groundwater quality or quantity problems. Each is tailored to the specific area, and might consist of one or more of the following:
 - Well yield pump test of 4- 72 hours or longer
 - Well yield pump test to a sustained yield
 - Well yield pump test with monitoring of existing area wells for draw-down
 - Well yield pump tests during the dry time of year
 - Monitoring wells to determine the spread and extent of groundwater contamination

10. Public Water System Service Availability Letter

- Provide written communication on the requirements for, and availability of, public water service to the project. (This is usually not a will-serve letter, which is the documentation required at project final stages.) This is required prior to completion of the project's environmental determination.

11. Surface Water Resource Impacts/Mitigations Discussion

- The project may be located in an important watershed including, but not limited to, those of Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French

Meadows Reservoir, Combie Lake, and Rollins Lake. Project stormwater might also contain significant amounts of oils, fertilizers, or other contaminants.

- Provide a discussion of the construction and permanent Best Management Practices (BMPs) proposed to protect surface water quality (see Engineering's requirements in this regard).
- Any hazardous materials collected in BMPs shall be disposed of in accordance with all applicable hazardous materials laws and regulations. For BMPs requiring maintenance, indicate the maintaining entity, or district.

12. Surface Water Impoundments Management Plan

- Surface bodies of water can have ongoing vegetation maintenance, physical safety, or chemical application water quality concerns (such as a pond adjacent to a golf course). An individual management plan that addresses these issues is warranted.

13. Mosquito/Vector Control Review

- Surface bodies of water, Best Management Practice impoundments, and underground detention, or other underground structures can present habitat for mosquito breeding, if not properly designed and maintained. Provide communication from the Placer Mosquito Abatement District on project features. The District can be reached at:

150 Waverly Drive
PO Box 216
Lincoln, CA 95648
Tel: (916)435-2140 • Fax: (916)435-8171
www.placermosquito.org

14. Solid Waste Service Availability Letter

- Provide written communication on the requirements for, and availability of, solid waste collection service to the project. (This often is the same as a final will-serve letter.) This is required prior to completion of the project's environmental determination.
 - Bear resistant solid waste containers are a requirement in County mountain areas. See <http://www.placer.ca.gov/hhs/hhs-sub/enviro/bear-resistant.htm> for information.

15. Noise

- Placer County has adopted noise level standards that apply to new development. The project may contain sensitive receptors (e.g. residential, lodging, and medical facility uses) and be near a transportation or stationary noise source. Instead, the project may significantly increase existing noise levels in the area. Project construction noise might temporarily increase area noise levels.
 - Two copies of a noise study (or acoustic analysis) shall be conducted to the standards of the area and General Plans (see <http://www.placer.ca.gov/planning/planning-docs.htm> for

copies of these plans). A list of acoustic consultants is available in the Environmental Health Services office.

- Provide a discussion of standard methods to control temporary construction noise. These include use of properly muffled large equipment and vehicles, restrictions on times when construction is allowed, can include temporary noise barriers, etc. Environmental Health Services can be contacted for language relative to standard construction noise conditions.

16. Past Uses Environmental Assessment

- Past mining, agricultural, industrial, mining, or other commercial uses may have occurred on the project site. Provide a discussion or evaluation of these past uses relative to possible contamination of the site with persistent materials of public health or environmental concern. While our staff have indicated the starting level of assessment, please be advised that review of past uses information may lead to additional assessment, up to and including a risk assessment with the state Department of Toxic Substances Control. (Only DTSC has jurisdiction for risk assessments.)
- All past project site and area uses may be well documented, and the project may not involve significant disturbance or exposure pathways, in which case a General Discussion may be initially requested. Review of this discussion may lead to a,
- Provide a Phase I Environmental Site Assessment (2 copies) performed to ASTM standard E 1527. Review of this assessment may lead to a,
- Limited Phase 2 Soils Investigation, performed in accordance with California EPA, DTSC's August 2002 "Interim Guidance for Sampling Agricultural Fields for School Sites", available at: <http://www.dtsc.ca.gov/PublicationsForms/interim-ag-soils-guidance.pdf>. The discussion in the soils investigation report should reference the current US EPA Preliminary Remediation Goals (with California revisions) for risk levels. These can be found at: <http://www.epa.gov/region09/waste/sfund/prg/>. Review of this limited soils testing may lead to a,
- Preliminary Endangerment Assessment, or equivalent "no further action" letter, from state DTSC. (This includes their environmental and health risk assessment.)